

City of Coffman Cove Industrial Park Complex

Project Program

Draft: 1.17.08

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Coffman Cove Industrial Park

Project Program & Concept Design

Draft

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1.0 Program Development

Introduction

The City of Coffman Cove is located on the northeast coast of Prince of Wales Island at the southern end of the Alexander Archipelago. Prince of Wales Island is the largest island in Southeast Alaska and third largest in the United States with 2,231 square miles. It is rich in natural resources including fish, timber, and minerals. In 2000, there were 6,146 residents that lived on the island. Access for people and goods to the island is by scheduled air taxi and cargo barge service, as well as by the ferry system operated by the Inter-island Ferry Authority (IFA) with ferry traffic between Ketchikan and Hollis, and between Coffman Cove and Wrangell and Petersburg to the north. One of the larger communities on Prince of Wales Island, Coffman Cove has 200 year-round residents.

Coffman Cove began in the 1960's as a shore-based logging camp serving large scale timber harvest in the Tongass National Forest for the Ketchikan Pulp Company. The 1996 closure of the pulp mill, the largest single employer in southern Southeast Alaska, had a devastating affect on the Island's economy. Logging had been the primary industry in Coffman Cove and the main source of income for most residents. Coffman Cove incorporated as a second class city in 1989, and recent infrastructure improvements include a road, water, and sewer project serving the business district, and the construction of the Ferry Terminal serving the northern run of the Inter-Island Ferry. Land disposals by the State of Alaska and other major landowners in the area have put property into the hands of private citizens, encouraging home-building, vacation cabins, and other development.

Local Economic Resources

Coffman Cove was developed as a support center for timber harvest on northeastern Prince of Wales Island. With the decline of the area's timber industry, Coffman Cove's economic future depends on its ability to develop employment and income in other sectors of the economy.

The Coffman Cove Industrial Park plan will promote economic development in many ways. It can directly facilitate new economic activity in the community by attracting new business bringing outside sources of income. Each of the projects described will enable the community to provide goods and services to visitors from outside the City and elsewhere on Prince of Wales Island.

The proposed facilities will begin to reduce the need for outside services and meet local needs - the other element in the economic development equation. The new Industrial Park will compliment the existing waterfront and marine development, such as the ferry service, boat launching and moorage, opening up opportunities for local residents and making Coffman Cove more attractive to new residents.

The Industrial Park project can further benefit the community of Coffman Cove through local value added to the construction of infrastructure, buildings and structures. For a

community of 200 residents, the facility's construction can have a major impact on local employment and income. Approximately half of the total investment is assumed to be in labor, generating construction jobs during an approximately five year development period. This provides employment opportunities for the community's present labor force and is an attraction for new residents. Another opportunity for local value-added is by increasing the use of local materials in the proposed projects. Currently, most construction materials in Alaska are shipped in, but an opportunity exists for use of locally-milled Prince of Wales timber in place of outside wood products. Each of the proposed structures can use local timber and wood products as its major construction component. This will require a design team knowledgeable about local resources and community initiatives in cooperation with U.S. Forest Service and other agencies to develop suitable wood products and programs. If this is done effectively, the Industrial Park Complex, and especially the Retail & Commercial Buildings, can become a catalyst for future marketing of locally milled timber products and providing space for the small scale manufacturing and sale of these products.

In preparing the plan for the Industrial Park, the City of Coffman Cove and the consultants attempted to recommend practical and needed improvements, addressing immediate needs while anticipating future growth. Each of the construction projects can be phased, based on need and funding.

The proposed facilities in the Industrial Park are well targeted to their prospective markets, and complement the existing ferry service and marine facilities. The Industrial Park plan includes many of the public and private uses identified in the City of Coffman Cove Marine Commercial & Industrial Complex Feasibility Study: Phase II, dated 1998. With the Industrial Park, Coffman Cove can take its place as the service and supply center for northern Prince of Wales Island.

Project Objective & Goals

Economic diversification is essential for survival of the City of Coffman Cove, and it is this need that the community hopes to address in the development of the Coffman Cove Industrial Park Plan. With the downturn of the logging industry on Prince of Wales Island, Coffman Cove has faced the loss of the community's primary economic base and employment opportunities. The location of Coffman Cove lends itself to the proposed industrial development with its position between the larger community of Ketchikan to the south and Wrangell and Petersburg to the north, and its ability to serve the local and transient visitors and vessels that frequent the area. The uses within the Industrial Park complement the existing marine and visitor facilities. Full-time direct and indirect employment opportunities would be created by the development of the Industrial Park, providing services to the visitor and fishing industries. Temporary direct employment opportunities would be created during construction of the projects.

2.0 Industrial Park Program

The purpose of this document is to define the site and spatial needs for the City of Coffman Cove Industrial Park Complex. This description is provided through narrative, lists of uses and associated space and uses, and conceptual design drawings.

The site design has been influenced by four main considerations: optimal scale of areas for proposed uses, productivity, efficient storage and materials handling, and site and regional considerations.

Optimal Scale: The sizing of the buildings and structures are based on evaluation of existing facilities in other communities for businesses the Industrial Park seeks to attract to the area.

Productivity: The Industrial Park will address the need for well-designed and flexible areas for a variety of uses, at an easily accessible location.

Efficient Storage & Materials Handling: A separate entry and drive will serve the Large Vessel Storage area to allow boats a direct route from the road and marina, and be immediately transferred to storage blocks or remain on trailers. There is a separate drive and entry for the Retail & Commercial Buildings to avoid conflicts between the industrial traffic and commercial and pedestrian use.

Site & Regional Considerations: The proposed project location has been established by the existing infrastructure and marine development, and the need to interface with one another. The site improvements have been located on the developed portion of the site.

For the buildings, sloping roofs will match the existing buildings in the area, with sheltered openings and durable and natural local materials a response to the heavy rainfall. The prevailing winds from the Southeast make the north end of the buildings a valuable delivery and work area sheltered by the building.

Together, these four logistic and operational criteria have defined the site plan to reflect the community's needs and the site, and along with regulatory issues, have resulted in the conceptual site design.

Site:

The site for the Coffman Cove Industrial Park Complex is located within the City of Coffman Cove, with access from Kodiak Drive. The site is in the business district, and within walking distance of the harbor, ferry terminal, post office, library, and new school.

The site consists of the City-owned Tract CC-1 (2.52 acres) and a portion of Tract CC-3 (3.61 acres). The Large Vessel Storage yard extends in to the property owned by the University of Alaska to the west. The site is currently being developed and graded.

3.0 Space Requirements

The following is a summary of spaces based on the program areas described below.

Space Requirements Summary

Program Areas Total (GSF):	Site Design	Building Area (gsf)
Cottage Industry & Manufacturing:	22,400 sf	11,200 sf
Retail & Commercial:	16,200 sf	7,950 sf
Self – Storage Units:	12,600 sf	6,400 sf
Large Vessel Storage:	52,200 sf	
Covered Vessel Storage:	7,200 sf	
Small Craft Storage/Future Development:	36,000 sf	
Total Area of Industrial Park: (including parking & circulation)	177,100 sf	

Area Descriptions

The following project program summary was developed from the types of uses noted in the Request for Proposals, and additional meetings with City of Coffman Cove officials and staff.

Cottage Industry & Manufacturing:

Flexible, multi-use enclosed spaces of 30'x40' that can be support a variety of small industrial uses. All units will have a roll-up or sliding door for movement of materials, and access to fenced storage. The shed roofed structure allows for a storage loft if needed.

Retail & Commercial Buildings:

The U-shaped layout of the Retail & Commercial Buildings allows the development to be constructed in phases. The buildings are based on a 30'x20' bay, with leased units ranging from 600 sf to 1,200 sf. Units along the road will have large storefront windows to support retail uses, while the units to the west will have roll-up doors opening on to a fenced storage area for more industrial type of use. It is anticipated that the tenants will range from a Coffee House & Bookstore to Small Engine Sales & Repair. A small Caretaker's apartment will be on the second level with views of the entire development for year round security.

Self – Storage Units:

Adjacent the Retail & Commercial Buildings, the storage buildings will offer both heated and unheated storage for fishing gear as well as household items in units ranging from 5'x10' to 10'x20'.

Large Vessel Storage:

The gravel-surfaced fenced storage area will be located on the west edge of the site not far from the road and driveway for ease of delivery and efficient trailer and lift handling.

Covered Boat Storage:

Located adjacent Small Craft Storage/Future Development area, the Covered Boat Storage will offer open sheltered bays of 10'x40' or 20'x40' for the storage and repair of fishing and recreational vessels.

Small Craft Storage/Future Development:

A gravel-surfaced, fenced area for short and long-term storage of small boats, recreational vehicles, or fishing gear.

Parking:

Up to 15-20 spaces will be provided for the proposed development for both customers and employees. Parking will be in two areas, with a separate entry to separate retail customers from industrial uses.

4.0 Technical Design

5.0 Support Data

Preliminary Code Analysis

The following is a preliminary code analysis of the Coffman Cove Industrial Park based on the International Building Code 2006 Edition as adopted by the State of Alaska.

Occupancy Type:

Cottage Industry	Group F-1 & F-2 -Factory & Industrial
Covered & Self- Storage:	Group S-2 Low- Hazard Storage Use
Retail & Commercial:	Group M Mercantile or Group B Business
Caretakers Unit(s)	Group R (Accessory)

Construction Type:	Type V-B (non fire-rated)
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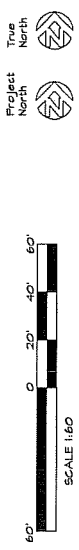
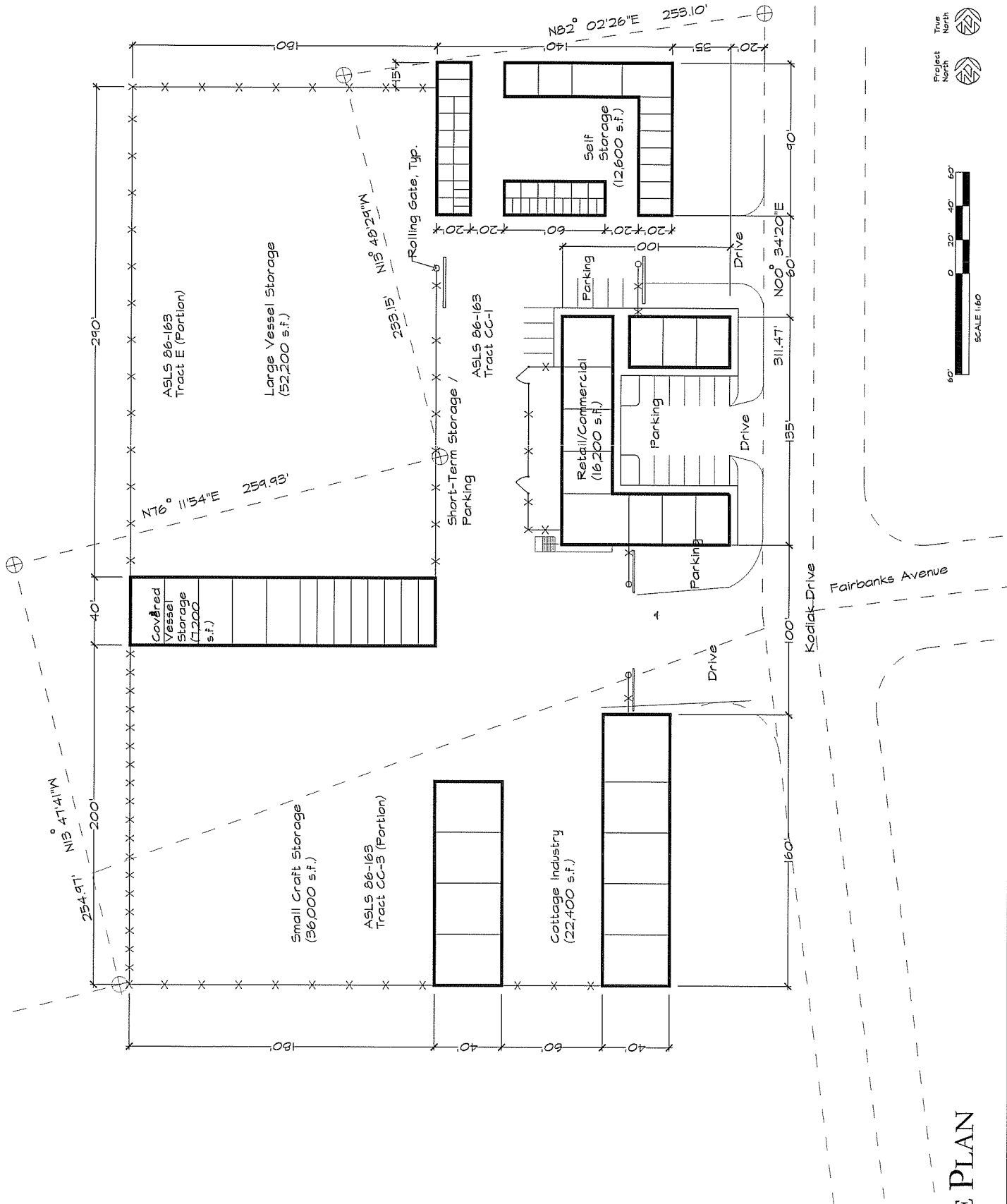
Allowable Floor Area- Mercantile:	9,000 sf, One story, 40 ft ht.
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Allowable Floor Area –Factory F-1:	8,500 sf, One story, 40 ft. ht
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Allowable Floor Area- Storage:	9,000 sf, One story, 40 ft ht.
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6.0 Conceptual Design

The following drawings illustrate the design to date as of 1.17.08, and include a project site plan, building plans, and building elevations.



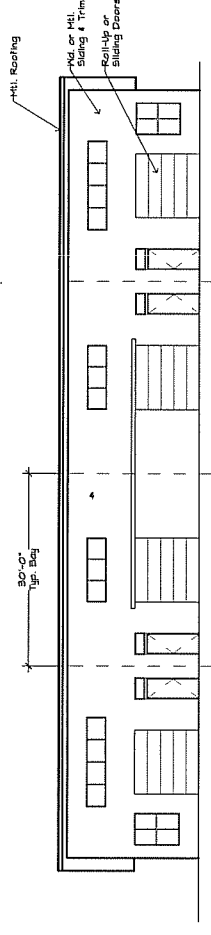
SITE PLAN



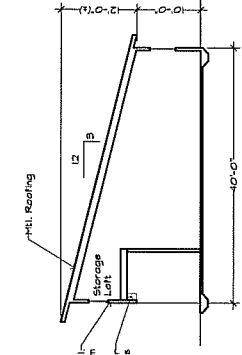
Coffman Cove Industrial Park

January 17, 2008

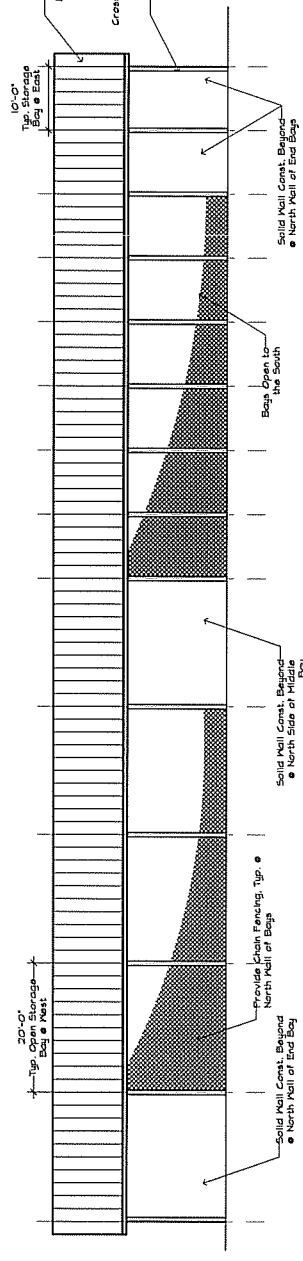
MILLARD + ASSOCIATES ARCHITECTS LLO



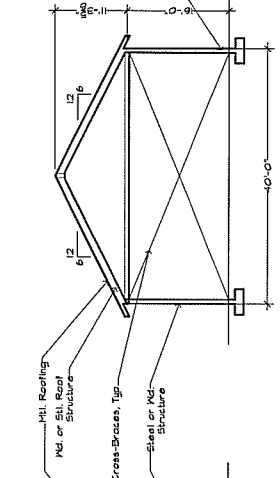
Cottage Industry Building Front Elevation



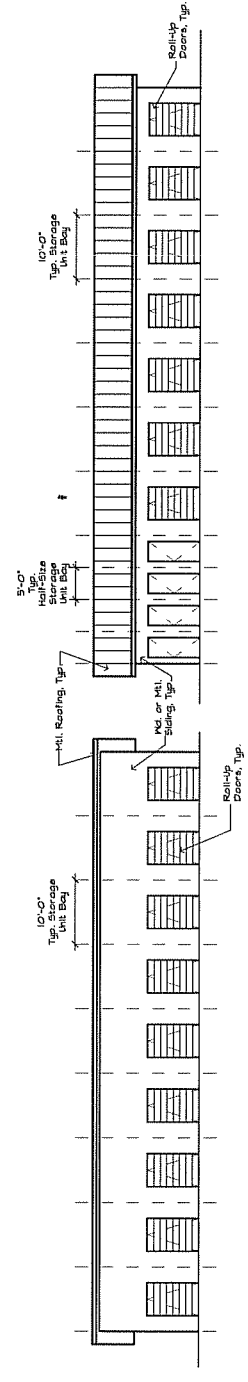
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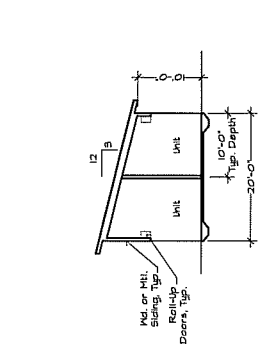
Covered Boat Storage Front Elevation



Section



Self Storage Front Elevation



Section

Back Elevation



SCALE 1:30